

**Minutes
Williamson County
Board of Zoning Appeals
August 24, 2006**

Members Present

Dave Ausbrooks, Chairman
Don Crohan
Steve Wherley
Sue Workman

Staff Present

Lee Sanders
Linda Hodges
Brenda Midgett
Bobby Cook, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on August 24, 2006, in the Auditorium of the Williamson County Administrative Complex. Chairman Dave Ausbrooks opened the meeting with a public statement that he read stating that the Board of Zoning Appeals is made up of five citizens nominated as Board members by the County Mayor. One member is a Planning Commissioner, one member may be a County Commissioner and the remaining members are not otherwise connected with County Government. He went on to say the Board will hear from anyone who has anything to say to the Board relevant to the request at hand. However, the Board will not view or hear anything that does not have direct bearing on the item being heard. He requested that all comments be addressed to the Board.

Chairman Ausbrooks then asked the members to consider the minutes. Sue Workman made the motion to approve the minutes of the June 22, 2006, meeting as printed, and Don Crohan seconded the motion. The motion was unanimously approved.

ITEM 1

A request by Liz and Bryce Custer and Jim Graham (Aubrey Preston property owner) for approval of an Event of Public Interest, Extensive Impact (The Profile Brotherhood Fun Fly, remote control airplane event) located at Old Hillsboro Road in Leiper's Fork. The property is zoned Crossroad Center and Estate and is located in the 2nd district.

Don Crohan excused himself from voting on this item, by appearance of conflict.

Linda Hodges read the staff report, and reviewed the background (see agenda report). The overhead projector was utilized to view the tax map and site plan. Lee Sanders indicated to the Board the location of the proposed Public Event. He stated that the applicants will provide public facilities, an overnight camping area for the pilots, along with parking and seating for the spectators.

Chairman Ausbrooks asked the staff how many spectators, staff members and pilots, would be on the site.

Lee stated he was not sure regarding the staff members, but the applicants stated there would be somewhere between 80 and 150 pilots and approximately 300 spectators.

Liz Custer, Deborah Warnick and Jim Graham represented the item. Mr. Graham stated the top of the line pilots attend this event and the event was free to the public.

Chairman Ausbrooks voiced his concern regarding the number of people using the portable restroom facilities.

Deborah Warnick spoke to the Board regarding the restroom facilities requirement with one facility for 300 men and one facility for 200 women. Ms. Warnick stated each bathroom would be marked for male or female. She also stated there would be a handicapped facility. Ms. Warnick stated that lighting inside the port-a-john would be furnished. She stated there would be other facilities outside of the site. Ms. Warnick stated the adjoining property owners signed an agreement to waive the 200 foot setback requirement and for the event to start at 8:00 a.m. instead of the normal 10:00 a.m. beginning time. She then stated to the Board this event would create tourism dollars being spent in the County.

Liz Custer stated to the Board that this is a great community event, and one that the adjacent property owners are looking forward to.

Chairman Ausbrooks opened the meeting for public hearing.

Second District County Commissioner John Hancock stated to the Board this was a great event and he is totally in favor of the event. He stated that local people would benefit from the event and that this is a good educational event.

Second District County Commissioner Betsy Hester stated to the Board this was a great event last year and she is in favor of the event and the tourism.

April Cantrell, president of Leiper's Fork Business Association, stated that Leiper's Fork always tries to have events with high standards.

There being no one else to speak, Chairman Ausbrooks closed the public hearing and opened the floor to the Board for discussion.

Chairman Ausbrooks stated he was glad the Commissioners came to the meeting. He stated he is concerned about the water and bathroom facilities on the site. Chairman Ausbrooks stated that he was concerned with alcoholic beverage consumption and asked the applicants how they intended to control such.

Jim Graham stated to the Board that drinking liquor was prohibited on the site and anyone found drinking liquor would be escorted off the property by security.

Sue Workman was concerned regarding the hours of operation of the "Fly In", since camping would be approved by the Board.

County Attorney Bobby Cook stated that if camping is approved, the requested times would not require a variance due to the overnight camping.

Jim Graham stated to the Board he would not ask people to drive long hours and not allow overnight camping. Therefore, overnight camping is requested at this hearing.

Sue Workman asked staff about the 90 day time limit for submittal of a site plan for the planned event.

Chairman Ausbrooks stated that the ordinance as written states applicants cannot begin the submittal process earlier than 90 days prior to the event.

Lee Sanders stated that perhaps the Planning Department should change the wording from “within 90 days” to “prior to”, or “at least”.

Chairman Ausbrooks asked the applicants what number of people would be on the site during peak time.

Lee Sanders noted that people will be coming and going, and the number of people on site at one time will be much less than the maximum number expected.

Sue Workman asked the applicants who would be directing traffic into the parking field.

Applicants indicated once a row has been started, people line up and park in an organized manner.

Jim Graham stated top people would be handling safety and the security personnel would consist of four people with marked shirts.

Chairman Ausbrooks stated to Mr. Graham there is a need to address the safety of the campgrounds and the spectators.

Sue Workman made a motion to approve the request for times of 8:00 a.m. to 10:00 p.m., September 14-17 with overnight camping for pilots and their family and friends. She stated this request meets the requirements of Section 9410 and 4620G of the zoning ordinance. Steve Wherley seconded the motion. Motion was approved by unanimous (4-0) voice vote.

ITEM 2 - Old Business

Amendments to the By-laws Regarding the Acceptance of Minutes.

Lee Sanders read to the Board the staff report and amendments to the By-laws.

Chairman Ausbrooks opened the floor to the Board for discussion.

Don Crohan made a motion to approve the amendments to the By-Laws. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

The Board members discussed additional requirements for Events of Public Interest, (Section 4620G) and asked staff to address:

1. When to require a uniformed Sheriff Deputy as part of the security force.
2. Requiring written notice to Emergency communications of dates and times of events.
3. Section 4620G.1 - clear up confusion about what the term “within 90 days” means.

There being no further business to come before the Board, meeting was adjourned.

Secretary's Signature

Date